

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
SEPTEMBER 1, 2009 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Gilly
Alternates Present: None
Staff: Galetta

Chairman Nado called the meeting to order at 7:05 p.m. Mitchell read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 09-32 – 29 West Main Street Suite B; Shelley Raineau, owner/applicant; Replace signage at front and back of building using existing brackets. PIN #261918400894

Shelly Raineau, owner of Health In Harmony, LLC, presented to the Commission regarding replacing signage at the front and back of her store located at 29 West Main Street. The sign that fronts on West Main Street will be mounted below Radio Waves using existing brackets. The sign at the back entrance will be mounted next to the door and will be similar to existing signs on adjacent businesses. The Commission felt that it would be appropriate to match the existing signs in the surrounding area.

The following exhibits were presented:

- Sign graphic
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:15 p.m.

HDC 09-33 – 368 Noank Road; Sally McGee and Sarah Cahill, owners; Sally McGee, applicant; Install picket type and round rail fencing around the house. PIN #261805271647

Sally McGee, owner of 368 Noank Road, presented to the Commission regarding putting a fence around her property. It will extend from both sides of the house and enclose the back yard. She is proposing a four foot picket fence with a walk-thru gate at the south side of the house. A round rail fence with black box wire is also being proposed to enclose the backyard area. The posts will be four feet and the rails will be three feet. The box wire will be attached beneath the bottom rung. The Commission requested dimensions and more explanation of the detail for the picket fence. The Commission felt a three foot picket fence would be more inviting. The applicant requested that the public hearing be continued to the September 15, 2009 meeting.

The public hearing closed at 7:36 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-32 – 29 West Main Street Suite B

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Gilly, so voted unanimously. Issued Certificate of Appropriateness #1709.

HDC 09-33 – 368 Noank Road

MOTION: To continue to the next regularly scheduled public hearing.

Motion made by Mitchell, seconded by Gilly, so voted unanimously.

III. PRE-APPLICATION HEARINGS

Jonathan and Anni Rogers appeared before the Commission to propose the construction of a single family dwelling on property located at 208 High Street. They presented three properties currently existing in the historic district that they used as references for the design they are proposing. They have chosen to use an L-Shaped structure with a wrap around porch. Door and window placement and specifications were discussed. The windows will have 4" casings with a long vertical piece on the top. The Commission felt the proportions would be appropriate. The garage will be separated from the house to avoid massing. The siding will be hardy-plank clapboard. There will be some bracketing on the front of the house. The Commission had concerns about a bump-out in the roof. The Commission requested a perspective sketch to better view the roof proportions. The Commission stated that they are reviewing and discussing adjacent properties to see how the structure will fit into the surrounding neighborhood. Massing and proportions of the structure were discussed. The applicant stated that the house will not exceed square footage restrictions set on the property when the lot was subdivided.

Susan Keach appeared before the Commission regarding the addition of a driveway on her property at 59 Pearl Street. There is currently no off-street parking on the property and she wanted some feedback from the Commission. The Commission stated that a design must be presented for them to review. Alternatives that might provide parking without the addition of a driveway were also discussed.

John Patrick Walsh, AIA and Bob & Mike Robotham of Crossroads Builders LLC appeared before the Commission regarding property at 7 Gravel Street, owned by GRVL LLC. They are seeking to make modifications to a previously approved Certificate of Appropriateness issued for the property. The front will be left as the Commission previously approved. The applicant would like to make changes to the windows on the north side to provide better lighting and a superior view. The Commission had concerns about adding windows to the north elevation. Additionally, an entry to the second floor on this side is being proposed along with a portico to provide some utilitarian space and room for meters. They would also like to add a deck to the second floor. The Commission felt that the proposals would make quite a change to the structure. Their initial reaction is that it is too much of a change that will give it a very contemporary look. Providing an entrance with an elevator is important but a deck on the back is less of a concern. The Commission stated that they are aware of the need to reuse the building in order to save it. The Commission will visit the site individually to contemplate the changes being proposed.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF August 18, 2009

MOTION: To approve the minutes of August 18, 2009

Motion made by Mitchell, seconded by Gilly, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:21 p.m. made by Mitchell, seconded by Gilly, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II